

ARTICLE TWENTY-TWO SITE PLAN REVIEW

SECTION 2200 PURPOSE

The intent of this section is to provide for consultation and cooperation between the applicant and the Planning Commission in order that the applicant may accomplish his/her objectives in the utilization of land within the regulations of the Ordinance, with minimal adverse effect on the land, shores, roadways, natural features, infrastructure, and on existing and future uses of property in the immediate vicinity, and to insure that a proposed land use or activity is in compliance with this Ordinance. In this connection, a site plan includes the documents and drawings required by the Zoning Ordinance to insure that a proposed land use or activity is in compliance with local ordinances and state and federal statutes.

SECTION 2201 SCOPE

Every application for a zoning permit shall include a site plan. A zoning permit shall not be issued or otherwise authorized until a site plan, submitted in accordance with this **Article 22**, shall have been reviewed and approved, and any required securities have been received, based on the following submittal requirements:

- A. Basic Site Plans shall be required for new dwellings, additions to dwellings, or construction of accessory structures, single family dwellings; accessory structures and additions to existing single family dwellings; and accessory structures and additions to multiple unit dwellings which do not result in an increase in the number of units, the site plan shall be subject to Zoning Administrator review. Site plans shall comply with **Section 2203 C**. [Annotation: "Basic Site Plan" language was changed to specify "accessory structures, single family dwellings; accessory structures and additions to existing single family dwellings; and accessory structures and additions to multiple unit dwellings which do not result in an increase in the number of units" by Amendment Z10-04, effective 10/30/10]
- B. Medium Site Plan shall be required for all uses other than those that may submit a basic site plan or require a detailed site plan. Additions and alterations to existing structures will be reviewed by the Zoning Administrator who shall reserve the right to forward it to the Site Plan Review Committee for approval. Medium Site Plans for new construction shall be reviewed by the Site Plan Review Committee who shall reserve the right to forward it to the Planning Commission for approval. Site plans shall comply with **Section 2203D**. [Annotation: "Medium Site Plan" added by Amendment Z10-04, effective 10/30/10]
- C. Detailed Site Plans shall be required for all special uses. The site plan shall be subject to Planning Commission review. Detailed Site plans shall comply with **Section 2203 E**. [Annotation "Detailed Site Plan" language amended to reference Special Uses all other language was removed by Amendment Z10-04, effective 10/30/10]